



# County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

September 4, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: NEW FIRE STATION 108 PROJECT  
CITY OF SANTA CLARITA AND SAUGUS AREA  
APPROPRIATION ADJUSTMENT  
AWARD CONSTRUCTION CONTRACT - SPECS. 6834; C.P. 70964  
(FIFTH DISTRICT)  
(3 VOTES)**

**JOINT RECOMMENDATION WITH THE FIRE CHIEF:**

1. Approve the \$5,743,250 total project budget for the New Fire Station 108 project.
2. Approve the appropriation adjustment to transfer \$4,326,000 from the Developer Fee Area II Accumulated Capital Outlay Fund to the New Fire Station 108 project, Capital Project 70964, to fully finance the proposed project cost.
3. Award a construction contract in the amount of \$3,442,000 to Morrissey Construction for the New Fire Station 108 project, subject to the satisfactory and timely completion by the contractor of the consultant services agreement to prepare a baseline construction schedule for the project and receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contractor insurance.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

4. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Director of Public Works to execute the construction contract, in the form previously approved by County Counsel, and to establish the effective date of the construction contract if the Director of Public Works determines that the above conditions have been satisfied.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow construction of the New Fire Station 108 project to commence.

The proposed project, located at 28799 North Rock Canyon Drive, Santa Clarita, California 91380, will provide fire protection and emergency medical services to a rapidly growing region of the City of Santa Clarita and the adjoining County unincorporated area of Saugus. The 5,000-square-foot community fire station consists of a two-bay apparatus room, a reception office, a day room, a kitchen, an exercise room, and dormitory quarters for six personnel.

On June 5, 2007, your Board authorized advertising for construction bids, and on July 10, 2007, six bids were received. Morrissey Construction is the lowest responsible bidder meeting the criteria adopted by your Board. Completion of the project is scheduled for December 2008.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6) by improving efficiency, quality, and responsiveness of County services to the communities and investing in public facilities.

#### **FISCAL IMPACT/FINANCING**

The recommended construction contract with Morrissey Construction is for \$3,442,000. In addition, the project budget contains 10 percent of the contract amount allocation for change orders.

The total project cost is \$5,743,250, including plans, specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, Civic Art, and County services, which represents a decrease of \$278,435 from the proposed project budget of \$6,021,685 as reported to your Board on June 5, 2007. The recommended decrease is primarily due to a lower construction bid. The Project Schedule and Budget Summary are shown in Attachment A.

Following your Board's approval of the attached appropriation adjustment (Attachment C), sufficient funding will be available in Capital Project 70964 to complete construction of the proposed project. There is no impact to net County cost.

### **Operational Financing**

Following construction of the proposed New Fire Station 108, the Fire District anticipates incurring one-time, start-up costs of \$125,000 for furniture and other equipment. Ongoing annual operating costs for a three-person engine company and staff at the proposed New Fire Station 108 are estimated at \$1,700,000. Any net increases in ongoing costs of the new station, including utilities, will be absorbed by the Fire District's operating budget following occupancy.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Morrissey Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Morrissey Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

On June 5, 2007, your Board certified the final Supplemental Environmental Impact Report (SEIR) and adopted the Mitigation Monitoring Program as described in the final SEIR for this project.

### **CONTRACTING PROCESS**

On June 5, 2007, your Board adopted plans and specifications for the project at an estimated \$3,702,878 construction cost and instructed the Executive Officer to advertise for construction bids. On July 10, 2007, six bids were received. Morrissey Construction with a bid of \$3,452,000 was the apparent lowest responsive and responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Attachment B.

As approved by your Board, a consultant services agreement was executed with Morrissey Construction to prepare a baseline schedule for a \$10,000 not-to-exceed fee. The bid specifications provide that if the apparent lowest bidder fails to complete an acceptable schedule, the Director of Public Works may return to your Board to recommend that the bidder be determined nonresponsive and recommend awarding the construction contract to the next lowest bidder, contingent on that bidder completing a baseline schedule that conforms to the County's specifications. The cost of the consultant agreement with Morrissey Construction will be subtracted from their total lump sum bid as described in the Instructions to Bidders.

Morrissey Construction's Community Business Enterprises participation data (28 percent) and 3-year contracting history are on file with the Department of Public Works (Public Works).

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with Us website.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

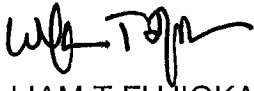
There will be no negative impact on current County services or projects during or after construction of the proposed project. Upon completion of the New Fire Station 108, the Fire District will be able to better meet the fire protection and emergency medical needs

of the growing constituency in the City of Santa Clarita and the adjoining County unincorporated area of Saugus.

**CONCLUSION**

Upon approval of the recommendations, please forward an adopted, stamped copy of the Board letter to my office, one to the Department of Public Works and one the Fire Department.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer



P. MICHAEL FREEMAN  
Fire Chief

WTF:DLW:DL  
JSE:DJT:SW:zu

Attachments (3)

c: Auditor-Controller  
County Counsel  
Office of Affirmative Action Compliance  
Department of Public Social Services (GAIN/GROW Program)

September 4, 2007

**ATTACHMENT A**

**NEW FIRE STATION 108 PROJECT  
CITY OF SANTA CLARITA AND SAUGUS AREA  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6834 ; C.P. 70964**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Needs Assessment	04/12/00*
Project Feasibility and Program	10/09/00*
Design	
Construction Document Submittal	01/02/07*
Jurisdictional Approval	05/29/07*
Construction Bid and Award	09/04/07
Construction	
Substantial Completion	08/29/08
Project Acceptance	12/02/08

\* Indicates completed activity

## II. PROJECT BUDGET SUMMARY

	Proposed Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition			0
Construction			
(a) Base Construction	\$ 3,702,878	(\$ 250,878)	\$ 3,452,000
(b) Change Order (10 percent)	\$ 370,288	(\$ 25,088)	\$ 345,200
(c) Civic Art	\$ 40,900	(\$ 2,469)	\$ 38,431
Subtotal	\$ 4,114,066	(\$ 278,435)	\$ 3,835,631
Equipment			
(a) Telecommunications	\$ 155,000		\$ 155,000
(b) Utilities Connections	\$ 80,000		\$ 80,000
Subtotal	\$ 235,000	0	\$ 235,000
Design			
Construction Administration	\$ 96,601	0	\$ 96,601
Consultant Services	\$ 135,640	0	\$ 135,640
Other Expenditures	\$ 90,000	0	\$ 90,000
Jurisdictional Review and Plan Check	\$ 23,940	0	\$ 23,940
County Services	\$ 623,411	0	\$ 623,411
Prior Expenditures	\$ 703,027	0	\$ 703,027
<b>TOTAL</b>	<b>\$ 6,021,685</b>	<b>(\$ 278,435)</b>	<b>\$ 5,743,250</b>

September 4, 2007

**ATTACHMENT B**

**NEW FIRE STATION 108 PROJECT  
CITY OF SANTA CLARITA AND SAUGUS AREA  
AWARD CONSTRUCTION CONTRACT - SPECS. 6834; C.P. 70964**

The project includes construction of a new 5,000-square-foot community fire station, which consists of a two-bay apparatus room, a reception office, a day room, a kitchen, an exercise room, and dormitory quarters for six shift personnel.

**Bid Opening Date:**

July 10, 2007

**Bid Summary:**

<u>Bidder</u>	<u>Total Lump Sum Bid</u>
1. Morrissey Construction	\$ 3,452,000
2. Segovia Construction	\$ 3,542,000
3. Gonzales Construction	\$ 3,775,112
4. Morillo Construction Inc.	\$ 3,786,000
5. G-2000 Construction	\$ 3,900,000
6. FEI Enterprises	\$ 5,993,000

**Financial Information:**

The Department of Public Works' fair construction cost estimate was \$3,702,878.

The contract will be issued to Morrissey Construction for \$3,442,000 (\$3,452,000 base lump sum bid, minus \$10,000 consultant services agreement previously awarded to Morrissey Construction for preparing a baseline construction schedule).



COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT  
DEPARTMENT OF FIRE

DEPT'S. No. 390-04

Aug. 20 ~~XIX~~ 2007

## AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

## ADJUSTMENT REQUESTED AND REASONS THEREFOR

## 3-Votes

Fiscal Year 2007-08

## SOURCES:

FIRE-Developer Fee Area II ACO  
Services & Supplies  
DA8-FR-2000-50202  
\$4,326,000

FIRE-Capital Project ACO  
Operating Transfer In  
J13-CP-96-9919-65033-70964  
\$4,326,000

## USES:

FIRE-Developer Fee Area II ACO  
Operating Transfer Out  
DA8-FR-6100-50202  
\$4,326,000

FIRE-Capital Project ACO  
Fire Station 108-New Station  
Building & Improvements  
J13-CP-6014-65033-70964  
\$4,326,000

## Summary Total:

Sources: \$8,652,000

Uses: \$8,652,000

This appropriation adjustment is necessary to fund the construction cost for the Fire Station 108-New Fire Station project.

*Theresa Barrera*

Theresa Barrera, Assistant Chief FMD

## CHIEF ADMINISTRATIVE OFFICER'S REPORT

**ADOPTED**  
BOARD OF SUPERVISORS  
JULY 10, 2007

# 38

SEP 04 2007

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
ADMINISTRATIVE OFFICER FOR

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

Aug 22, 2007 19

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):  
BOARD OF SUPERVISORS

19

AUDITOR-CONTROLLER BY

BY

*Heidi J. King*2007  
21 19

No. 016

#38

SEP 04 2007

BY

DEPUTY COUNTY CLERK

SEND 6 COPIES TO THE AUDITOR-CONTROLLER